

KANAB PLANNING COMMISSION MEETING

JUNE 2, 2015

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairman Teresa Trujillo, Joan Thacher, Byard Kershaw, Stuart Allan, Mike Downward, Jeff Yates, Staff Member Levi Roberts of Five County, Gary McBride Business Land Use Coordinator, Jeff Stott of Kanab City Legal Council, Representative Kent Burggraaf for the City Council, and Secretary Katherine Ohlwiler.

NOT IN ATTENDANCE: Arlon Chamberlain

MEETING STARTED AT 6:32 PM

APPROVAL OF MINUTES: Byard Kershaw made a motion to approve the minutes of May 19, 2015 with the amended changes. Joan Thacher 2nd the motion. Motion passed.

PUBLIC COMMENT: Marlene Barnes made the comment that certain things in the chart of the Land Use Ordinance weren't specified. She felt that it is a very slippery slope to have R and D / Testing and Wood Products as permitted uses and not have a specified definition for them. She thought the Planning Commission should define the uses in the Land Use Ordinance better for people to understand them.

PUBLIC HEARING ZONE CHANGE FOR PARCEL K-16-2A FROM RM7 TO C-1: Byard Kershaw made a motion to go in and out of public hearing at the call of the Chair. Jeff Yates 2nd the motion. Motion passed.

Out of public hearing.

Mike Downward made a motion to postpone the public hearing for the zone change for parcel K-16-2A from RM7 to C-1. Jeff Yates 2nd the motion. Motion passed.

PUBLIC HEARING ADDITION OF BED AND BREAKFAST (AND SIGNAGE) AS A PERMITTED USE IN VARIOUS RESIDENTIAL AND COMMERCIAL ZONES. CHANGES WILL AFFECT CHAPTERS 4, 7, 16, 17, 18, 19 (AND ANY RELATED CHAPTERS) OF THE KANAB CITY LAND USE ORDINANCE: Stuart Allan made a motion to recommend to the City Council to allow Bed and Breakfast Inn (and signage) as permitted use in various residential and commercial zones. Changes will affect chapters 4, 7, 16, 17, 18, 19 and any related chapters of the Land Use Ordinance with the finding that: Bed and Breakfast Inn, as defined and regulated by the Land Use Ordinance, sufficiently mitigates potential detrimental impacts to established and permitted uses in all residential zones. Byard Kershaw 2nd the motion. Motion passed.

DISCUSS USE CATEGORIES AND PERMITTED/CONDITIONAL USES IN THE LAND USE ORDINANCE: Levi Roberts continued discussing with the Planning Commission his recommendations for re-designating uses in chapters 7, 16, 17, 18, 19, 20 and 21 of the Land Use Ordinance.

STAFF REPORT: Levi Roberts informed the Commission that the City will no longer continue their contract with Five County and his last meeting will be June 16th.

COMMISSION MEMBER REPORT: Chairman Teresa Trujillo informed the Commission that she will not be present for the next three meetings.

COUNCIL MEMBER LIASON REPORT: None

Jeff Yates made a motion to adjourn.

Chairman

Date